

# Property Highlights & Upgrades: 108 Tricoast Ct.

## Property Overview:

- Year built: 2016
- 3,258sqft – Builder / 3,318– Appraisal District
- 4 bed | 3.5 bath | study/office | game room/ flex room | formal dining
- 3 car tandem garage!
- 16,936sqft CUL-DE-SAC LOT!
- NO CARPET

## Property Highlights:

### **HOMEOWNER UPGRADES**

- NEW Frigidaire microwave and NEW Bosch dishwasher
- Concrete path / pad added to side of home for trash can storage and easy access
- Tuff Shed and concrete pad added behind Tuff Shed
- 4 ceiling fans added throughout
- Garage door opener added w/ 2 remotes
- Upgraded towel bars and toilet paper holders – Brushed Nickel Moen Stockton

### **BUILDER UPGRADES (see selection sheet for full list):**

## **Interior**

- Kitchen
  - 36” 5-burner cooktop & wall oven package
  - Upgraded cabinetry
  - Decorative angled hood vent
  - Pots & pans drawers!
  - Upgraded countertops (\$2,084)
  - Under cabinet lighting in kitchen AND butler’s pantry
- NO CARPET (\$10k+)
- Upgraded front door (\$1,000) & 8’ doors throughout interior! (\$3,100)
- 36” fireplace option (\$2,400)
- Additional half bath (\$2,800)
- Frameless shower door in primary bathroom (\$1,335)

## **Exterior**

- 16’ wide overhead garage door in place of two 6’ wide doors (\$1,100)
- Extended covered patio with spray decking (\$3,420+)
- Upgraded elevation (\$4,000)

\*NOTICE to BUYER: This form has been completed solely by the home occupant/seller. Realty ONE Group Iconic, its management, and associates have no knowledge of the information contained herein and make no representation or warranties regarding the accuracy of the information contained herein. \*

Seller

*Clifton Stash*

dotloop verified  
07/01/24 2:06 PM CDT  
OSIY-L7AY-10MA-MOOM

Buyer

Seller

*Sandra Stash*

dotloop verified  
07/01/24 3:04 PM CDT  
9YW3-UOPB-AXMG-V048

Buyer